



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** February 8, 2006  
**AGENDA DATE:** February 15, 2006  
**PROJECT ADDRESS:** 325 W. Anapamu Street (MST2004-00885)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Victoria Greene, Project Planner

### **I. PROJECT DESCRIPTION**

The project consists of demolition of an existing single family residence, a detached garage and a detached storage building, and the construction of four new two-bedroom residential condominiums with eight covered parking spaces in a three story building. Units would range in size from 1,280 to 1,670 square feet. Access would be provided by a driveway off of Anapamu Street and exiting onto the City alley at the rear of the site.

### **II. REQUIRED APPLICATIONS**

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC 27.07 and 27.13).

### **III. RECOMMENDATION**

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



**APPLICATION DEEMED COMPLETE:** December 15, 2005  
**DATE ACTION REQUIRED PER MAP ACT:** March 3, 2006

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

Applicant:	Michael Stroh	Property Owner:	Cynthia Dee Howard and Janey Marks
Parcel Number:	039-212-004	Lot Area:	9,631 square feet
General Plan:	Residential, 12 units per acre	Zoning:	R-4, Hotel-Motel, Multiple Residence Zone
Existing Use:	Single Family Residence	Topography:	2% average slope
Adjacent Land Uses:			
North – One-Family Residence		East – One-Family Residence/Day Care Facility	
South – One-Family Residence		West – Multi-Family Apartments	

## B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,345 square feet	6,268 square feet
Garage	825 square feet	2,245 square feet
Accessory Space	255 square feet	n/a

## V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Proposed
Setbacks		
-Front	10/15 feet	10/30 feet
-Interior	6/10 feet	6/8 feet
-Rear	6/10 feet	6/10 feet
Building Height	3 stories/45 feet	30 feet
Parking	4 covered and 4 uncovered spaces	8 covered spaces
Lot Area Required for Each Unit (Variable Density)	2,320 square feet	2,396 square feet
10% Open Space	958 square feet	964 square feet
Private Outdoor Living Space	140 square feet	338-541 square feet per unit at ground level, additional space on upper floors.
Lot Coverage		
-Building	N/A	4,178 s.f. 44%
-Paving/Driveway	N/A	2,089 s.f. 22%
-Landscaping	N/A	3,318 s.f. 34%

The proposed project would meet the requirements of the R-4 zone, with the exception that a portion of the stair well to the third floor of Units 2 and 3 would encroach into the 10 side yard setback for the third floor. This encroachment is permitted under section 28.87.062.2 of the Municipal Code.

## VI. ISSUES

### A. DESIGN REVIEW

This project was reviewed by the ABR on two separate occasions (meeting minutes are attached as Exhibit D). On May 23, 2005, the ABR continued the project to the Planning Commission expressing concern with the third story mass. Subsequent to that meeting and prior to submittal of the DART application, the plate height of the third story was lowered and the gross floor area of the third story was reduced. The applicant intends to present the revised project to the ABR on February 13, 2006. Staff will present the ABR's findings at the decision-making hearing.

## **B. COMPLIANCE WITH THE GENERAL PLAN**

Land Use Element. The project is located within the West Downtown neighborhood. The Land Use Element of the General Plan describes this area as transitioning from older single-family houses to higher-density residential and commercial uses. Because of the area's close proximity to the downtown business and shopping area, the area is considered in the General Plan to be appropriate for multi-family development. Redevelopment of the project site to accommodate four condominium units is consistent with the vision described for this neighborhood.

Additionally, the Land Use Element recognizes that, in the multiple-family residential zones where variable density standards apply, development may be allowed which exceeds the limits of the 12 units per acre where a dwelling unit may yield fewer persons than the average unit. With the application of variable density standards, the proposed project would result in a density of 18 dwelling units per acre. The Land Use Element recognizes that, in multiple family residential zones where variable density standards apply, development may exceed the 12 units per acre limit of the General Plan designation without causing an inappropriate increase in the intensity of development.

Housing Element. The availability of all types of housing is of primary importance to the City. Santa Barbara has very little vacant or available land for new infill residential development and, therefore, the City has supported build-out of housing units in the City's urban areas where individual projects are deemed appropriate and compatible. The development would provide for homeowner opportunities in a neighborhood with close proximity to the downtown.

A goal of the Housing Element is to assist in the production of new housing opportunities, through the public and private sector, which vary sufficiently in type and affordability to meet the needs of all economic and social groups. The proposed project contains a mix of unit sizes. The proposed residential units would not be restricted to low- or moderate-income households. The City provisions for inclusionary zoning only apply to projects that involve ten or more units.

## **C. ENVIRONMENTAL REVIEW**

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303(b), which provides new construction of small structures involving four or fewer units.

## **D. NEIGHBORHOOD COMPATIBILITY**

The project is located in an area that includes a mix of types of residential development. The 300 block of West Anapamu Street is characterized by primarily single-story, single-family residences on the south side of the street and two-story apartment buildings on the north side. The project lot is a through lot to a City-owned unnamed alley that parallels Anapamu Street. Development within this block, along the alley, and along Curley Avenue, is also single-story, single-family residences, some with accessory structures and a day care facility. The

residences along Curley Avenue tend to be small cottages on small lots. The proposed project would introduce three-story elements to this block. As noted above, the ABR has reviewed the proposed design and expressed concerns with the massing of the third story. In response, the third story elements have been reduced in size. At the time of this writing, the ABR has not considered the revisions. However, because the third story elements would be well setback from the street, the proposed design can be found to be compatible with the surrounding neighborhood, subject to ABR approval.

## **VII. FINDINGS**

The Staff Hearing Officer finds the following:

### **A. THE TENTATIVE MAP (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

### **B. THE NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.
4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

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325 W. Anapamu Street (MST2004-00885)  
February 8, 2006  
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Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 14, 2005
- D. ABR minutes

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## STAFF HEARING OFFICER CONDITIONS OF APPROVAL

325 W. ANAPAMU STREET  
TENTATIVE SUBDIVISION MAP  
February 15, 2006

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" including the following conditions, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director and recorded by the City in the Office of the County Recorder.
1. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
  2. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
    - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities, maintenance of property walls and fences free of graffiti and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
    - b. **Garages Available for Parking.** A covenant that includes a requirement that all garages be kept open and available for the parking of vehicles owned by the residents of the property in the manner for which the garages were designed and permitted.
    - c. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
    - d. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.
  3. **Uninterrupted Water Flow.** The Owners shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owners are responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
  4. **Landscape Plan Compliance.** The Owners shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on

the Real Property shall be provided and maintained in accordance with said landscape plan.

5. **Approved Development.** The development of the Real Property approved by Planning Commission on February 15, 2006 is limited to four (4) residential condominiums and the improvements shown on the Tentative Subdivision Map signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
6. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Engineer.
7. **Trash Accessibility.** Trash and Recycling Containers shall contain equal volume, and trash/recycling areas shall be easily accessed by the residents and the trash hauler. Green waste shall either have containers adequate for the landscaping or be hauled offsite by the landscaping maintenance company. If no containers are used for multi-unit residential developments, include an item in the CC&R stating that the greenwaste will be hauled offsite.

B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
2. **Trash Enclosure Provision.** A trash enclosure area for trash and recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers, with final location approved by ABR, and runoff from the area shall be pre-treated prior to entering the public right of way.

C. **Public Works Submittal Prior to Parcel Map Approval.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to processing the approval of the Parcel Map for the project:

1. **Parcel Map.** The Owner shall submit to the Public Works Department for approval, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
2. **Water Rights Assignment.** Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights does not include a right of surface entry on or from the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. Said agreement shall be recorded in the Office of the County Recorder.
3. **Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Anapamu Street and Curley



Avenue. As determined by the Public Works Department, the improvements shall include new, and/or remove and replace to City standards: sidewalk, driveway apron modified to meet Title 24 requirements on Anapamu Street (and a City standard Alley driveway approach at Curley Avenue), new curb and gutter along Anapamu Street, surface treatment of Anapamu Street and Curley Avenue alley as determined by the City Engineer to the centerline of the street along entire subject property frontage, place service utilities underground, connect to City water and sewer mains, provide on-site drainage system and Alhambra A470 curb drain outlet, supply and install directional/regulatory traffic control signs as required, on-site pollution prevention interceptor device, drought-tolerant parkway landscaping, street tree, and provide adequate positive drainage from site. Building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.

2. **Public Improvement Agreement [Subdivision].** The Owners shall execute and submit an Agreement for Land Development Improvements and any securities required pursuant to Chapter 27.11 of the Municipal Code. The form and content of the Agreement shall be subject to the review and approval of the City Attorney and the City Public Works Director.
3. **Drainage Calculations.** Submit to the Land Development Engineer drainage calculations justifying that the proposed on-site drainage conveyance system adequately conveys a minimum of a 25-year storm event.
4. **Construction Best Management Practices.** Construction Best Management Practices Required. Construction activities shall address water quality through the use of best management practices (BMP's) as approved by the City Building Official.

D. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Unanticipated Archaeological Resources.** Prior to the removal of any vegetation or paving, or any demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by Owner. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, preparation and implementation of a Phase III Archaeological Resources Report in accordance with the City Master Environmental

Assessment Guidelines for Assessment of Archaeological Resources and Historic Structures and Sites, etc.

- a. If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.
- b. If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find.
2. **Water Conservation Devices.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.
3. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.
4. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
5. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager.
6. **Construction Hours.** Construction (including preparation for construction work) is prohibited before 8:00 a.m. and after 5:00 p.m. Monday through Friday, and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's Day	January 1 <sup>st</sup> *
Martin Luther King's Birthday	3 <sup>rd</sup> Monday in January
Presidents' Day	3 <sup>rd</sup> Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4 <sup>th</sup> *
Labor Day	1 <sup>st</sup> Monday in September
Thanksgiving Day	4 <sup>th</sup> Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25 <sup>th</sup> *

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

7. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
  - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Streets, Parking, and Transportation Operations Manager.
  - b. On-site or off-site storage shall be provided for construction materials and equipment.
  - c. Storage of construction materials within the public right-of-way is prohibited.
  - d. Free off-site parking for construction workers and off-site storage for materials and equipment shall be provided (during phases of the construction when it cannot be accommodated on-site). The location of this off-site area shall be subject to the approval of the Community Development Director.
8. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
9. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
10. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
11. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
12. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices, and shall be maintained in tune to minimize pollutant emissions.

13. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner	Date
Contractor	Date
Architect	Date
Engineer	Date

License No.
License No.
License No.

- E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements along subject property frontage (curbs, gutters, sidewalks, etc.) caused by construction, subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of the City Arborist.
2. **Complete Public Improvements.** Complete public improvements as shown on the building plans.
3. **Backflow Device.** Provide an approved backflow device placed on the private property side of consumer's service pursuant to Municipal Code Section 14.20.120. The owner shall request a cross connection inspection by the Public Works Reclamation/Cross Connection Specialist.

- F. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of

defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

**NOTICE OF TENTATIVE SUBDIVISION MAP TIME LIMITS:**

The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval unless such time is extended in accordance with section 27.07.110 of the Municipal Code or the provisions of the Subdivision Map Act.



**Exhibit B** , Site Plan,  
will be distributed separately.







SHUBIN + DONALDSON ARCHITECTS, INC.

November 14, 2005

Santa Barbara Planning Commission  
City of Santa Barbara, Planning Division

Santa Barbara, CA 93101

Subject: 325 West Anapamu Street  
Planning Commission Submittal  
APN: 039-212-004

Via: Hand Delivered

To Santa Barbara Planning Commission,

Description of Project:

The project site is 9,585 s.f. lot located in an R-4 Zone District in the West Downtown General Plan Neighborhood. The site is primarily accessed from Anapamu Street, a public Street, and currently does not connect to an Alley, which borders the east property line of the project site. The Alley was recently acquired by the City, and currently serves as the main access to some of the neighboring properties.

The property currently contains a two story single family residence, a detached garage with a covered patio and a detached storage building. We are proposing to demolish these existing structures and to build a new four unit condominium building, each with two bedrooms and a two car garage. The unit which fronts along Anapamu Street is two stories, the other three units have three stories.

The maximum building height to the top of the roof ridge is 30'-1". The height limit for this zone is 45 feet and three stories. As you will see in the photos that we have included, there are many larger apartment buildings located on this block of Anapamu Street. Therefore, we believe that the density and scale of the building that is being proposed is consistent with the neighborhood. This proposal provides for a lower overall building height along Anapamu which increases gradually towards the rear of the site. The architectural plans indicate that the proposed structure has been located within the required setbacks. The site plan also shows that the required outdoor living space has been exceeded, providing generous areas of both Private and Common Open Areas.

We have proposed a project which we believe is consistent with the density, scale and materiality of its neighborhood as well as meeting the requirements of the Zoning Ordinance. The proposed project is compatible with the uses of the surrounding buildings and properties while resulting in no major environmental impacts to the property or the neighborhood.

0423 Agency Correspondence 009677, 1 of 2

3834 WILLAT AVENUE | CULVER CITY | CA 90232 | V.310.204.0688 | F.310.204.0219  
• 1 N. CALLE CESAR CHAVEZ | SUITE 200 | SANTA BARBARA | CA 93103 | V.805.966.2802 | F.805.966.3002

EXHIBIT C

If you have any questions, please do not hesitate to contact me.

Sincerely,



Michael Stroh  
Project Captain

**ARCHITECTURAL BOARD OF REVIEW**  
**MINUTES**

**Monday, March 14, 2005      David Gebhard Public Meeting Room: 630 Garden Street      3:02 P.M.**

**BOARD MEMBERS:**      CHRISTINE PIERRON, Chair, Present  
                                 BRUCE BARTLETT, Vice-Chair, Present  
                                 STEPHANIE CHRISTOFF, Absent  
                                 DERRIK EICHELBERGER, Present, 3:48p.m., out at 5:43p.m., back at 5:48p.m.  
                                 JAMES LECRON, Absent  
                                 CHRISTOPHER MANSON-HING, Present  
                                 RANDY MUDGE, Present  
                                 MARK WIENKE, Present, out at 7:13p.m., back at 7:30p.m.

**CITY COUNCIL LIAISON:**      HELENE SCHNEIDER, Absent

**PLANNING COMMISSION LIAISON:**      STELLA LARSON, Present, out at 7:13p.m.

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Present, 4:08p.m., out at 4:11p.m., back at 5:09p.m., out at 5:43p.m.  
                         DAVID SULLIVAN, Planning Technician I, Present  
                         DEBBIE BUSH, Recording Secretary, Present

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

1.      **325 W ANAPAMU ST**      R-4 Zone  
         Assessor's Parcel Number:      039-212-004  
         Application Number:      MST2004-00885  
         Owner:      Cynthia Dee Howard & Janey Marks  
         Applicant:      Kim Maciorowski  
         Architect:      Robin Donaldson

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,081 square foot, three-story, four-unit condominium development each with a two-car garage (totaling 1,810 square feet) on a 9,631 square foot lot. Modifications are requested to allow a second floor deck to encroach into the rear yard setback.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND A MODIFICATION.)**

**(3:15)**

Robin Donaldson, Architect, present.

Public comment opened at 3:30p.m.

Laura Zeith, neighbor, stated that she is concerned about the height of the third story; there are no other third story buildings in the neighborhood. Ms. Zeith is also concerned with the architecture not matching the existing neighborhood.

Richard Ross, questioned if the traffic flow would have an impact on the school.

Sam Petronakis, neighbor, stated that he is concerned with the height of the project and the architecture not fitting into the existing neighborhood. Mr. Petronakis is also concerned with the increased traffic onto Curley Avenue.

Public comment closed at 3:32p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the overall site plan acceptable. The use of the wide lot (the 45 degree angle) and the advantage of the alley allows for useful landscape opportunities. 2) The stepping of the massing is internal to the site and is positive. 3) Overall, the Board is comfortable with the size, bulk and scale, but there are concerns with the amount of third story mass. The Board withholds judgment of the size, bulk and scale of the third story. 4) The Board sees opportunity to carve down the roof lines of the third floor to help create more interest. It is suggested to drop the plate heights of the third level to help reduce the mass. 5) Study reducing the steepness of the roof pitch. 6) The Board does not support the third and fourth story roof element. The resulting mass of the stairwell is causing undue hardship. 7) Study flipping the rear unit to take advantage of the access to the alley. 8) Provide additional photo documentation of the internal property line showing the surrounding properties. 9) The Board acknowledges there is a mixed use of styles of houses, including a Victorian style. 10) Return with a street scape study of existing structures. 11) Provide more planting opportunities on the east property line. 12) The Board would like to see paving improvements to enhance the entry ways. 13) The Board is supportive of the building material. 14) Call out location of the trash enclosure. 15) Applicant is to show parkway planting strip landscape and resolve any potential driveway conflict with the power pole. 16) The applicant is to confirm compliance with Solar Access Ordinance.

Action: Wienke/Bartlett, 5/0/1. Eichelberger abstained.



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, May 23, 2005**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:07 P.M.**

**BOARD MEMBERS:**      CHRISTINE PIERRON, Chair, Absent  
                                 BRUCE BARTLETT, Vice-Chair, Present  
                                 STEPHANIE CHRISTOFF, Present  
                                 DERRIK EICHELBERGER, Present  
                                 JAMES LECRON, Absent  
                                 CHRISTOPHER MANSON-HING, Present  
                                 RANDY MUDGE, Absent  
                                 MARK WIENKE, Absent

**CITY COUNCIL LIAISON:**      HELENE SCHNEIDER, Present, out at 5:30p.m.

**PLANNING COMMISSION LIAISON:**      STELLA LARSON, Absent

**STAFF:**      JAIME LIMÓN, Design Review Supervisor, Present, out at 3:33p.m., back at 3:47p.m., out at 3:52p.m.  
                         DAVID SULLIVAN, Planning Technician I, Present  
                         DEBBIE BUSH, Recording Secretary, Present

### CONCEPT REVIEW - CONTINUED ITEM

6.      **325 W ANAPAMU ST**      R-4 Zone

Assessor's Parcel Number:      039-212-004  
Application Number:      MST2004-00885  
Owner:      Cynthia Dee Howard and Janey Marks  
Applicant:      Kim Maciorowski  
Architect:      Robin Donaldson

(Proposal to demolish an existing two-story single-family residence, carport and garage totaling 5,061 square feet and construct a 6,081 square foot, three-story, four-unit condominium development each with a two-car garage (totaling 1,810 square feet) on a 9,631 square foot lot. Modifications are requested to allow a second floor deck to encroach into the rear yard setback.)

(Second Concept Review.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP AND A MODIFICATION.)**

**5:34**

Robin Donaldson, Architect, present.

Motion:      Continued indefinitely to the Planning Commission with the following comments:  
                         1) The Board finds the overall site plan acceptable. The use of the wide lot (the 45

degree angle) and the advantage of the alley allows for useful landscape opportunities. 2) Study reducing the third floor plate heights. 3) The stepping of the massing is internal to the site and is positive. 4) Overall, most of the Board is concerned with the amount of third story mass. One Board member is comfortable with the existing mass yet sees an opportunity to reduce the plate heights. 5) The Board finds the design moving in the right direction and looks forward to continued evolution of the design detail along the driveway. 6) The Board finds the elimination of the fourth story decks and the elimination of some third story decks beneficial. 7) There is concern with the remaining third floor decks and privacy issues in the neighborhood. The Board finds it more appropriate to have view balconies. 8) Provide additional photo documentation from the elevated view along the east and west side property lines. 9) The Board looks forward to landscape in the front parkway and the addition of street trees.

Action: Eichelberger/Manson-Hing, 4/0/0.

**THE BOARD RECESSED FROM 6:15P.M. TO 6:36P.M.**